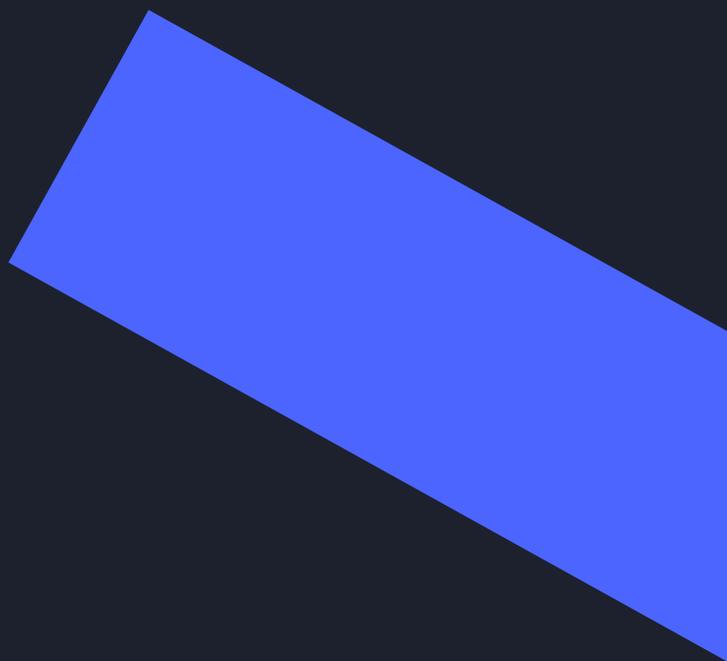
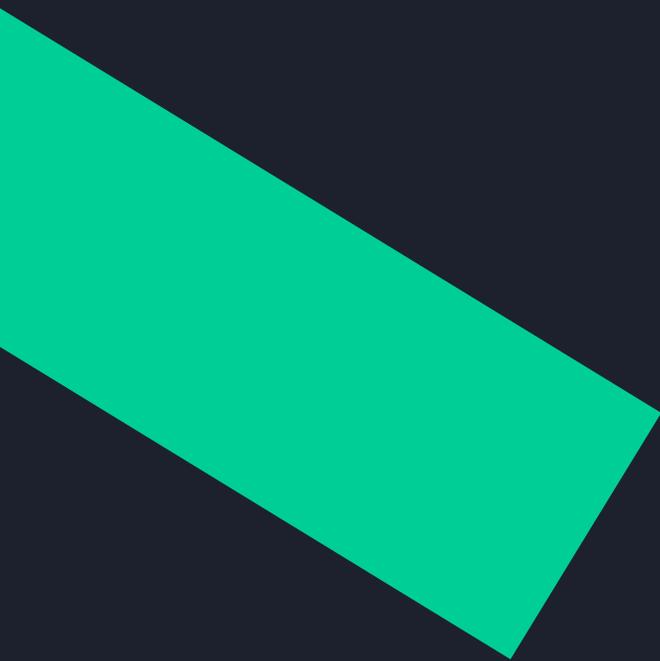


The logo features the word "Kudos" in a bold, white, sans-serif font. Below it, the tagline "BUILDING INNOVATION" is written in a smaller, teal, all-caps sans-serif font. The background is dark blue with three large, overlapping geometric shapes: a teal rectangle at the top left, a yellow rectangle at the top right, and a blue rectangle at the bottom left.

Kudos

BUILDING INNOVATION



About Kudos



Welcome to Kudos

A unique atmosphere with workspaces featuring the best services and latest technologies to foster wellbeing and collaboration.

How did it come about?

Kudos was devised based on the conviction that everyone who co-exists in its workspaces have experiences that reflect its values, leave their mark and make them feel a part of this great community.





Kudos

MANOTERAS

Av. de Manteras, 44
28050 Madrid

Av. de Manoteras, 44

Ubicación

Airport	 11 min
M-30	 4 min
A-1	 5 min
Chamartín station	 8 min
Fuente de la Mora underground station	 4 min
Virgen del Cortijo underground station	 5 min
Bus lines 174 - 150 -N1	 2 min



CLOSE
TO THE A-1



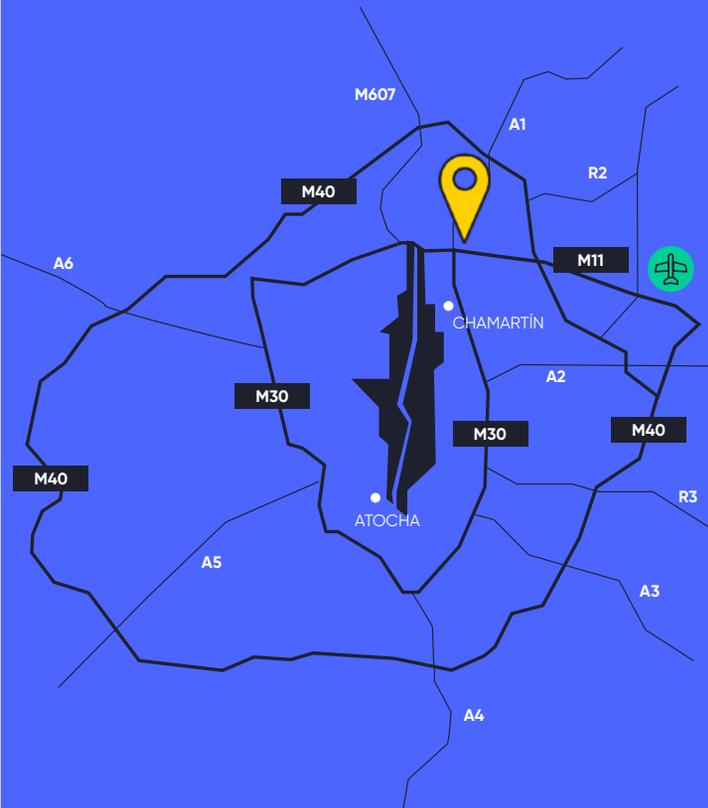
+15.000 m²



7 FLOORS



EVENTS





MAIN
RECEPTION



PRIVATE
PARKING



RESTAURANT



PADEL COURT



MAILING
SERVICE



SECURITY



CLEANING
SERVICE



OUTDOOR
COURTYARD



ELECTRICAL
CHARGING POINTS

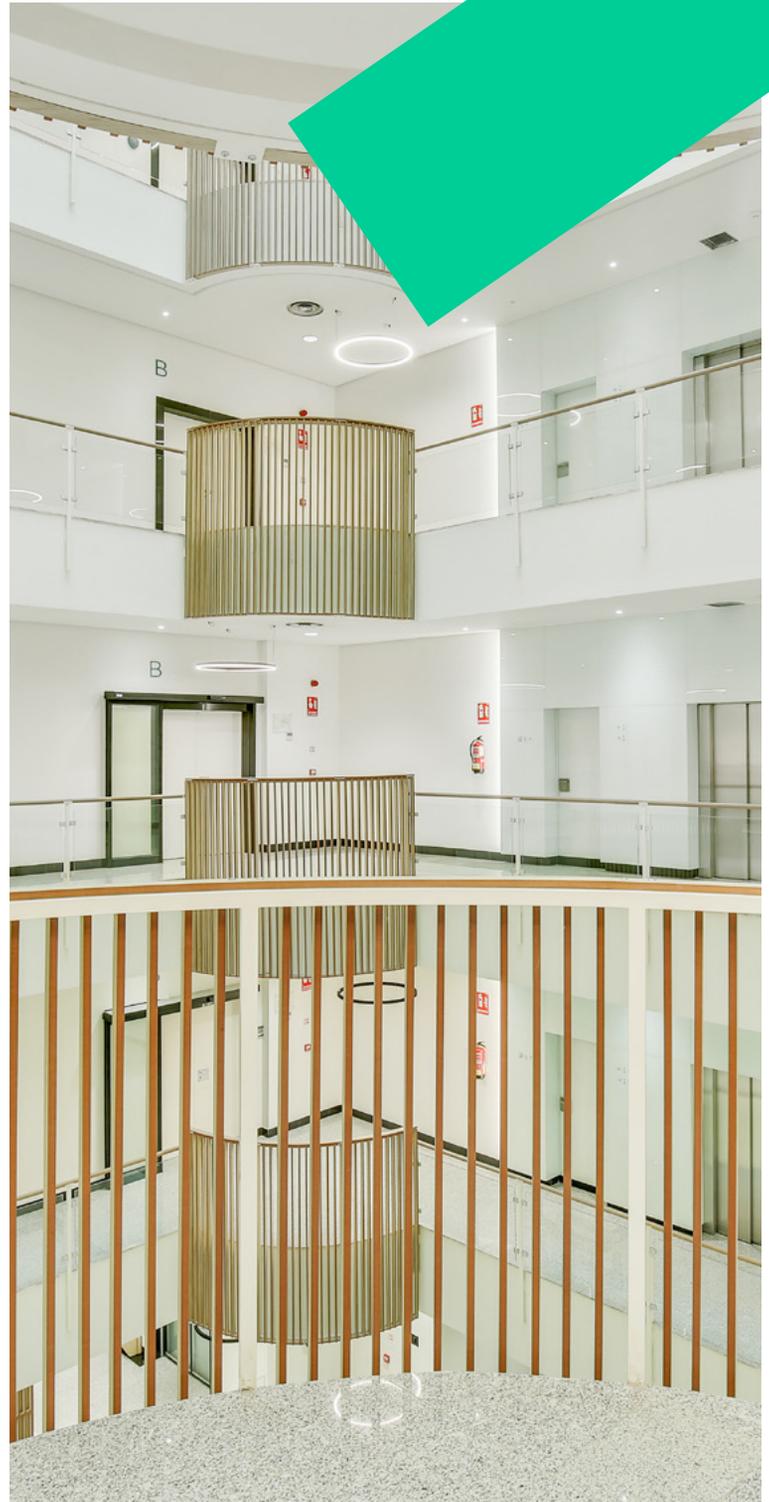


The Building

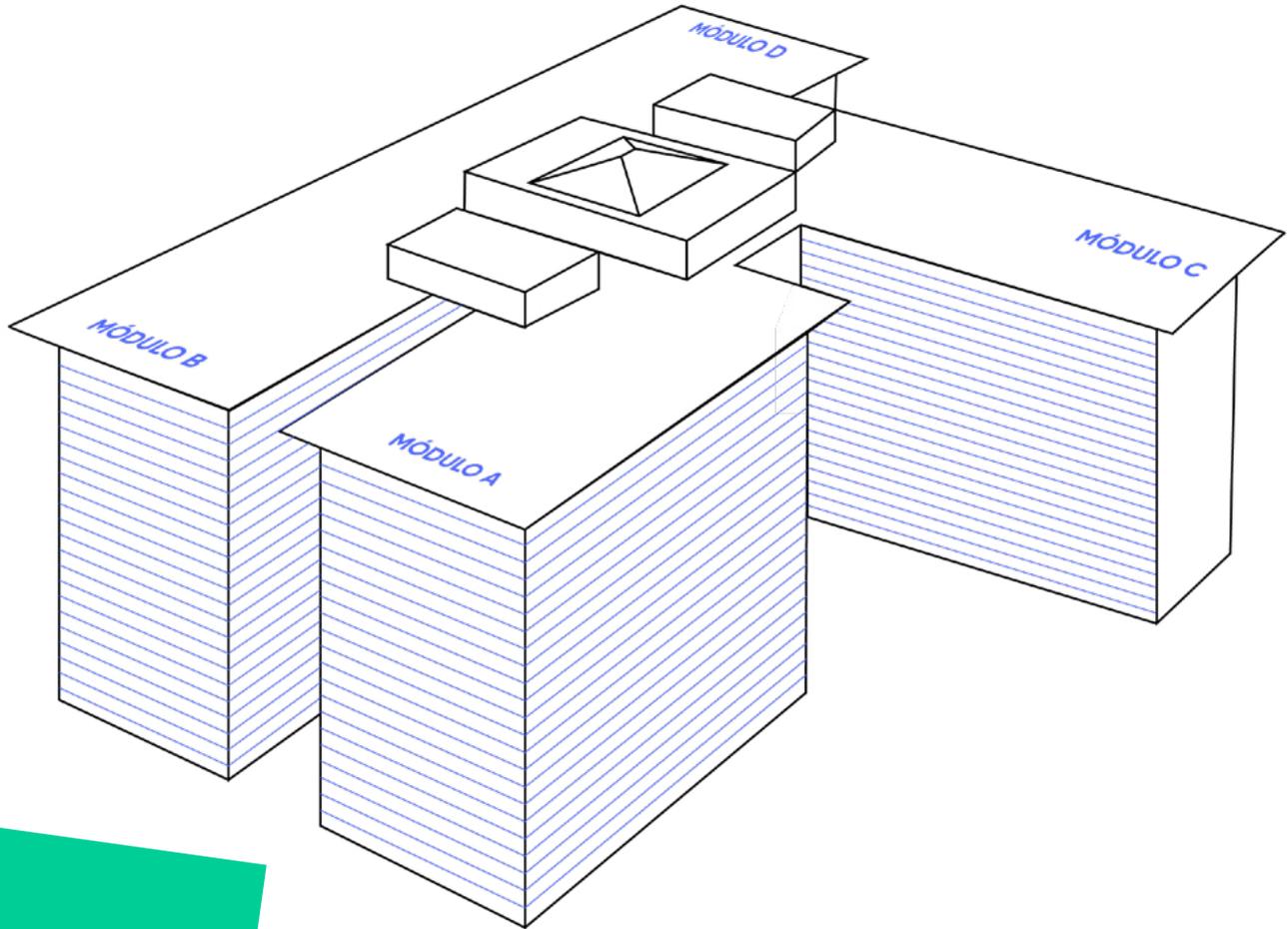
It has more than 15,000 m² divided among 7 floors and is one of the buildings with the highest quality facilities and attention to details (grade A offices) in the area.

It's a building that connects with its users as well as their personal and professional growth. This is why it was developed with the most innovative eco-efficient technologies applied to corporate urban planning, which makes it eligible for **BREEAM "Very Good"**, **WELL H&S** and **SGS Disinfection Monitored certification**.

Plus, the location offers tenants a large variety of services: supermarkets, restaurants, nurseries, schools and all sorts of public and private transport options.



Distribution



FLOORS	7
SURFACE AREA	15.098 m ²
PARKING STALLS	344

FLOOR PLAN

An all-new, modular urban area offering sustainable architecture and lots of light with a unique identity and style.



TECHNICAL CHARACTERISTICS

ACCESS CONTROL AND INTRUSION SYSTEMS

- **Turnstile personnel access control** (with physical cards).
- **Access control at pedestrian entrances** to the building, through the entrance door and lift hall from the car park.
- **Vehicle parking entry and exit control.**
- **Closed circuit television** covering all the common areas in the building.

FIRE SYSTEMS

- **Fire detection systems** in the common areas and offices, installed in the rooms, drop ceiling and under the technical flooring.
- **Fire extinguishing systems**, comprised of pump units supplying water to 25 mm FHCs and extinguishers covering the entire building.
- **Water hydrant network** in the property development for fire extinguishing and use by firefighters.

LIFTS

- **The building has four lifts** with 630 kg of capacity (8 people). Plus, the building has **two cargo lifts** with 1250 kg of capacity (9 people), which stop on all floors.

CLIMATE CONTROL SYSTEMS

- **Climate control system through direct expansion heat pump units with a variable cooling flow (VCF system)** with heat recovery and R410 coolant.
- **Independent air renewal and ventilation system** for each office module by means of heat recovery units installed in the drop ceilings of the toilets.

ELECTRIC SYSTEMS

- **Low voltage electric** supply for the offices with a counter in each office supplied by an independent company transformation centre for each building.

- The complex has a generator set to **supply emergency electricity** for essential common services, which can operate autonomously for approximately four hours.

BMS

- **A computerized facility monitoring system** via a remote DAIKIN system. This system allows access to turn on and turn off the climate control and ventilation systems all while monitoring them.

ENVIRONMENTAL QUALITY

- **All building systems are automated** to guarantee comfort and reduce energy costs.

Sustainability & Wellness

The role buildings currently have in the fight against climate change and keeping the people who work in them healthy is obvious.

Kudos Manteras is committed to sustainability at its workplaces as one of its main values in order to help reduce the world's carbon footprint and keep its employees healthy.

This building is currently certified for sustainability, health and safety:



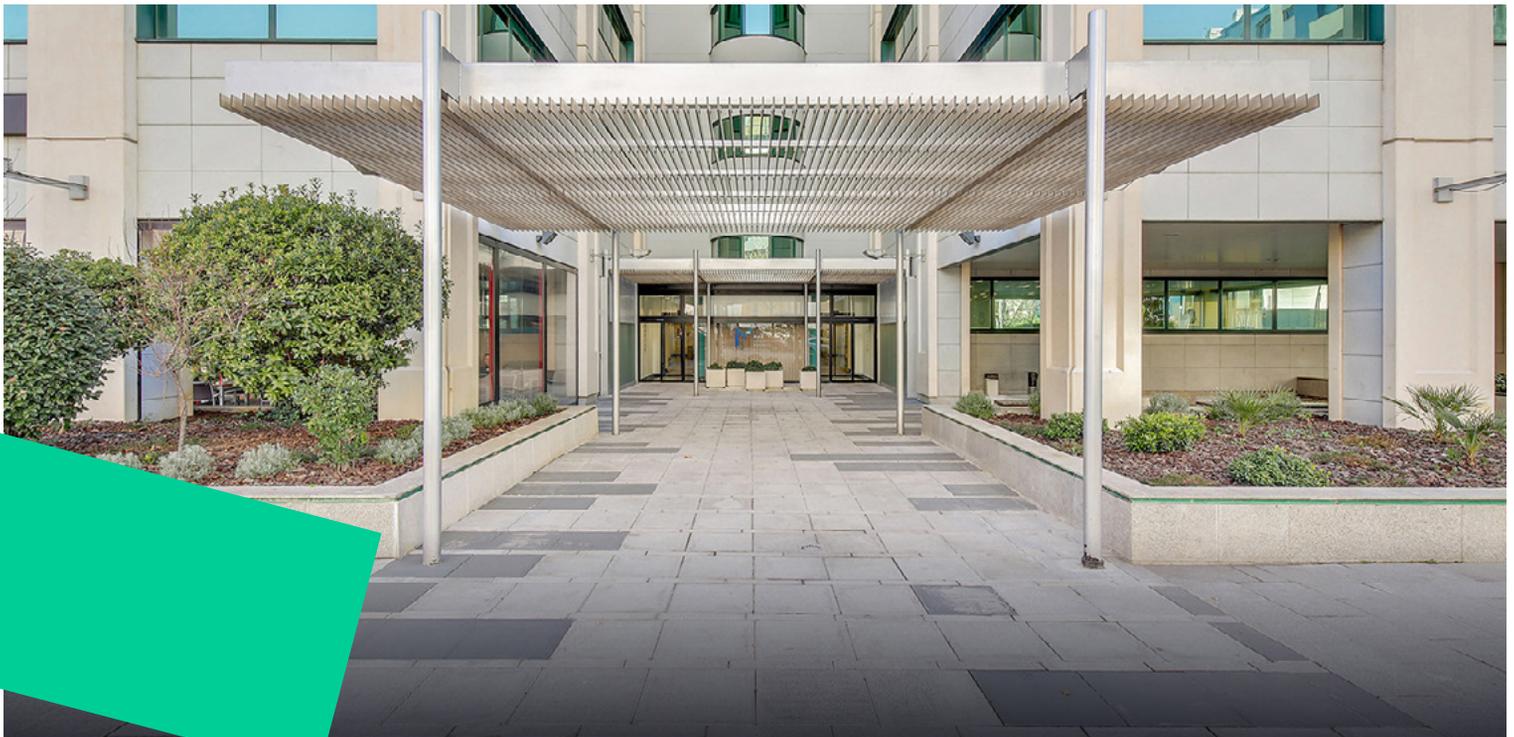
WELL Health & Safety certification



SGS Disinfection Monitored certification



BREEAM Very Good certification





Kudos
MANOTERAS

The Kudos Experience



The Kudos Experience

Kudos makes people fall in love with the idea of going to work.

An open, flexible and interconnected community where people, technology, knowledge and activities foster professional relationships by combining interests, talent and personality.



Living, feeling, sharing, connecting, laughing, creating. That's what unites us and ties us to places and people.

The objective is to attract and retain talent through excellence, fostering inclusion within the community, increasing awareness for environmental and sustainability issues, guaranteeing people's wellbeing and encouraging people to look after their minds and bodies besides making it easy to achieve a balance in people's work/personal life and boosting the use of technology to keep the community connected.



To this end, Kudos **offers a Community** at all of our workspaces as a unique and differentiating value proposal, the aim of which is to create experiences in exclusive, fun and welcoming atmospheres where people connect to each other and, thus, create synergies.







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